

# HOUSE BILL 81

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(PRE-FILED)

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By: **Delegate Amprey**

Requested: October 20, 2021

Introduced and read first time: January 12, 2022

Assigned to: Environment and Transportation

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## A BILL ENTITLED

1 AN ACT concerning

2 **Community Development Administration – Live Near Where You Teach**  
3 **Program – Establishment**

4 FOR the purpose of authorizing the Community Development Administration in the  
5 Department of Housing and Community Development to administer a home buyer  
6 assistance program that assists certain teachers with receiving certain low-interest  
7 mortgages for the purchase of homes near where the teacher is employed; requiring  
8 the Administration to administer certain community development projects to provide  
9 certain teachers with certain financial assistance to buy homes near where the  
10 teacher is employed under certain circumstances; and generally relating to the Live  
11 Near Where You Teach program.

12 BY adding to  
13 Article – Housing and Community Development  
14 Section 4–215.2 and 4–217(f)  
15 Annotated Code of Maryland  
16 (2019 Replacement Volume and 2021 Supplement)

17 BY repealing and reenacting, without amendments,  
18 Article – Housing and Community Development  
19 Section 4–217(a) and (b)  
20 Annotated Code of Maryland  
21 (2019 Replacement Volume and 2021 Supplement)

22 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,  
23 That the Laws of Maryland read as follows:

24 **Article – Housing and Community Development**

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



1 4-215.2.

2 (A) IN THIS SECTION, "TEACHER" MEANS AN INDIVIDUAL WHO:

3 (1) HAS A MARYLAND PROFESSIONAL TEACHER'S CERTIFICATE; AND

4 (2) TEACHES OR SERVES AS AN ADMINISTRATOR OR  
5 PARA-PROFESSIONAL IN AN ELEMENTARY OR SECONDARY SCHOOL IN THE STATE  
6 ON A FULL-TIME BASIS.

7 (B) THE ADMINISTRATION MAY ADMINISTER A HOME BUYER ASSISTANCE  
8 PROGRAM THAT:

9 (1) ASSISTS TEACHERS TO RECEIVE LOW-INTEREST MORTGAGE  
10 LOANS, WITH DOWN PAYMENT AND CLOSING COST ASSISTANCE OPTIONS, FOR THE  
11 PURCHASE OF HOMES NEAR WHERE THE TEACHER IS EMPLOYED;

12 (2) COORDINATES WITH, AND MATCHES WHERE APPROPRIATE,  
13 SIMILAR PROGRAMS OFFERED BY PRIVATE EMPLOYERS AND COUNTY AND  
14 MUNICIPAL GOVERNMENTS TO MAXIMIZE THE TOTAL AMOUNT THAT TEACHERS CAN  
15 RECEIVE UNDER THE PROGRAM; AND

16 (3) UTILIZES AVAILABLE FUNDING SOURCES.

17 (C) WITH REFERENCE TO LOANS UNDER THIS PROGRAM, THE  
18 ADMINISTRATION MAY:

19 (1) ALLOW HOME BUYERS TO UTILIZE THE LOANS FOR THE PURCHASE  
20 OF NEWLY CONSTRUCTED OR EXISTING HOMES;

21 (2) REQUIRE A HOME PURCHASED UNDER THE PROGRAM TO BE  
22 OCCUPIED BY THE HOME BUYER AS A PRINCIPAL RESIDENCE; AND

23 (3) UTILIZE AVAILABLE FUNDING SOURCES.

24 (D) THE ADMINISTRATION MAY FACILITATE THE MARKETING OF THE  
25 PROGRAM WITH PRIVATE EMPLOYERS, COUNTY AND MUNICIPAL GOVERNMENTS,  
26 AND, WHERE APPROPRIATE, OTHER UNITS OF STATE GOVERNMENT AND NONPROFIT  
27 ORGANIZATIONS WITH EXISTING FUNDING FOR THE MARKETING OF CURRENT  
28 PROGRAMS OF THE DEPARTMENT, IF AVAILABLE.

29 (E) THE ADMINISTRATION SHALL ADOPT REGULATIONS TO CARRY OUT  
30 THIS SECTION.

1           **(F) ON OR BEFORE DECEMBER 31 EACH YEAR, THE DEPARTMENT SHALL**  
2 **REPORT TO THE GENERAL ASSEMBLY, IN ACCORDANCE WITH § 2-1257 OF THE**  
3 **STATE GOVERNMENT ARTICLE, ON THE PROGRAM ESTABLISHED UNDER THIS**  
4 **SECTION.**

5 4-217.

6           (a) A project, undertaking, or a part of a project or undertaking, including the  
7 real, personal, and mixed property involved, qualifies as a community development project  
8 if it is planned, acquired, owned, developed, constructed, reconstructed, rehabilitated,  
9 repaired, renovated, or improved to promote sound community development.

10           (b) A community development project shall provide for:

11                   (1) new or existing housing:

12                           (i) that is or will be occupied in substantial part by families of  
13 limited income; or

14                           (ii) at least 20% of which is or will be occupied by families of limited  
15 income, if the project is financed with bonds, notes, or other evidences of indebtedness  
16 issued by the Administration, the income from which being includable in the holder's gross  
17 income under the Internal Revenue Code as determined by the Administration at the time  
18 of issue;

19                   (2) any improvements, such as streets, roads, sewer lines, and water lines  
20 that are needed to support the housing; and

21                   (3) the public or private commercial, educational, cultural, recreational,  
22 community, or civic facilities that are needed to support the housing.

23           **(F) (1) IN THIS SUBSECTION, "TEACHER" MEANS AN INDIVIDUAL WHO:**

24                           **(I) HAS A MARYLAND PROFESSIONAL TEACHER'S**  
25 **CERTIFICATE; AND**

26                           **(II) TEACHES OR SERVES AS AN ADMINISTRATOR OR**  
27 **PARA-PROFESSIONAL IN AN ELEMENTARY OR SECONDARY SCHOOL IN THE STATE**  
28 **ON A FULL-TIME BASIS.**

29           **(2) THE ADMINISTRATION MAY ADMINISTER COMMUNITY**  
30 **DEVELOPMENT PROJECTS THAT:**

31                           **(I) ARE IN SUSTAINABLE COMMUNITIES APPROVED UNDER §**  
32 **6-305 OF THIS ARTICLE; AND**

1                   **(II) PROVIDE TEACHERS WITH FINANCIAL ASSISTANCE IN THE**  
2 **FORM OF GRANTS TO BUY HOMES NEAR WHERE THE TEACHER IS EMPLOYED.**

3                   **(3) A COMMUNITY DEVELOPMENT PROJECT ADMINISTERED UNDER**  
4 **THIS SUBSECTION IS NOT SUBJECT TO THE PROVISIONS OF SUBSECTION (B)(1) OF**  
5 **THIS SECTION THAT REQUIRE PART OF THE HOUSING TO BE OCCUPIED BY FAMILIES**  
6 **OF LIMITED INCOME.**

7                   **(4) THE COMMUNITY DEVELOPMENT PROJECTS ADMINISTERED**  
8 **UNDER THIS SUBSECTION SHALL BE KNOWN AS THE LIVE NEAR WHERE YOU TEACH**  
9 **PROGRAM.**

10                   **(5) THE ADMINISTRATION SHALL ADOPT REGULATIONS TO**  
11 **IMPLEMENT THE LIVE NEAR WHERE YOU TEACH PROGRAM ESTABLISHED UNDER**  
12 **THIS SUBSECTION.**

13                   SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
14 October 1, 2022. It shall remain effective for a period of 3 years and, at the end of September  
15 30, 2025, this Act, with no further action required by the General Assembly, shall be  
16 abrogated and of no further force and effect.